

ITEMS REQUIRED ON SUBDIVISION PLANS

1. Developer's Name, Address and Telephone Number
2. Plans must be stamped by a Professional Engineer licensed by the State of Alabama. Also, must have a City of Montgomery Business License.
3. Note any Flood Hazard or Wetland Areas
If none, provide letter of statement.
4. Dead End Streets require gravel turn around with 50' radius, or a City of Montgomery standard barricade.
5. Cul-de-sacs cannot exceed 600' in length without approval by the Planning Commission Cul-de-sacs must have a diameter of 80' from back of curb to back of curb
R.O.W. must be 100'
Provide top of curb elevations around cul-de-sac to insure a positive drain
6. Curb and Gutter
Standard Detail for the City of Montgomery
7. Sidewalk along one side of road required
Residential Sidewalks must be 5' in width
Commercial Sidewalks must be 7' in width
8. Handicapped Ramps along with detail must meet ADA requirements
9. Street R.O.W. is to be noted as follows:

<u>Street Type</u>	<u>Right of Way (in feet)</u>	<u>Parking</u>	<u>Travel</u>	<u>Street Width (back of curb to back of curb)</u>
Arterial	80' min.	-0-	4 – 12 ft.	49 ft.
Collector	60' min.	2 – 8 ft.	2 – 12 ft.	41 ft.
Minor Collector	54' min.	2 – 8 ft.	2 – 9 ft.	35 ft.
Minor Collector	50' min	2 – 8 ft.	2 – 9 ft.	31 ft.
Minor	40' min.	2 – 7.6 ft.	1 – 12 ft.	28 ft.

10. Street turning radius shall be a minimum of 25' at the back of curb
11. Inlets will not be allowed in turning radius
12. Street Grades are to be no less than 0.5% and no less than 0.65% on cul-de-sacs
Arterial 6% Maximum
Collector 8% Maximum
Minor 10% Maximum
13. Storm Drainage – Turning Street Corners.
Allow if 2 CFS or less and no sidewalk crossing

14. Private Drives
25' Inside – 39' Outside turning radius and 25' at street intersection
6" Asphalt or 6" Concrete
20' Private Access Easement
14' Driving Width
Detail
15. Island/Medians
A French Drain will be required.
Layout on plan view illustrating connection to storm drainage system.
French Drain detail
Required to be platted as Outparcel with ownership and maintenance responsibility noted (City will not maintain)
16. Detention or Retention Pond
Drainage calculations sizing pond – Designed for 25 year storm event
Pond illustrated on plan views
Pond details
Required to be platted as Outparcel with ownership and maintenance responsibility noted (City will not maintain)
17. Tail Ditch
Plan
Profile
18. Sloped Paved Ditches
Detail
6" concrete minimum 3,000 psi reinforced
1.5:1 Side Slope maximum
5' minimum bottom width
½" per ft. cross slope
Profile
Cross Section every 50 ft.
Provide City of Montgomery Standard Detail
19. Pilot Channel
Detail
8" concrete 3,000 psi
1:1 Side Slope maximum
3:1 Lay Back maximum
5' minimum bottom width
Solid sod or seed under erosion control blanket
½" per ft. Cross Slope
Profile
Cross Section every 50 ft.
Provide City of Montgomery Standard Detail
20. Utility Trench Detail
City of Montgomery Standard
21. Public Easements
10' easement for 15" – 36"

15' easement for 42" – 72"
For culvert get 5' each side of outside edge of structure

22. Beautification Easements
Note ownership and maintenance responsibility
(City will not maintain)
23. Drainage Swales
Illustrate direction of flow on plan
Swale Detail
Solid sod or seed under erosion control blanket
24. Details
Provide details for all drainage structures
City of Montgomery Standard
25. BMP Plan
Provide BMP Plan along with details
26. Provide a plan profile and drainage calculation for all storm sewers
All storm sewers within street R.O.W. and under paved traffic areas shall be Class IV RCP
Minimum size pipe to be used in public easements is 15"
Waiver for storm sewer material types must be obtained from City Engineer
27. Show all utilities within street R.O.W.

Items associated with Plans that are required before final approval is granted:

1. Approval Letter from Planning Commission
2. Approval Letters from Traffic Engineering and Fire Department
3. Approval Letter from Army Corps of Engineers, if wetlands are within the project
4. Copy of NPDES Permit
5. Copy of ALDOT Permit, if construction is required within State R.O.W.
6. Copy of Geotechnical Report

Items required on Plat at the time of Platting:

1. Spillage Hold Harmless Agreement, if required
Use City standard form
2. Any Bonds required at time of platting